

## DUVER ROAD SEAVIEW, PO34 5AJ

£245,000  
FREEHOLD

Set In an idyllic location - a stones throw from the beach, this RESIDENTIAL and FREEHOLD 2 bedroom semi detached chalet bungalow would make an ideal home, easily manageable and within a fabulous position within Seaview...Parking... CHAIN FREE. EPC E. VIDEO TOUR - Please watch before viewing.

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## DUVER ROAD

- A stones throw from the beach • 2 Bedrooms - master en-suite • Sea Views • RESIDENTIAL



The accommodation with approximate measurements comprises of:

### **Open plan LOUNGE / KITCHEN / DINER 21'08 x 9'01**

Double glazed windows to front. Wood burning stove.

### **Kitchen 12'06 x 5'10 approx as irregular shape**

Fitted kitchen with matching wall and base units. Double glazed window to rear. Electric hob, oven and extractor. Space for washing machine. Stainless steel sink and drainer. Tiled splash back. Electric heater. Staircase to 1st floor.

### **Downstairs Bedroom 10'07 x 8'10**

Double glazed patio doors to rear. Electric heater. Fuse board.

### **Shower Room**

Tiled shower. Hand basin. W.C. Heated towel rail. Obscured double glazed windows to rear. Tiled walls.

### **1st Floor Bedroom 10'04 x 8'11**

Velux window to rear and double glazed window. Storage cupboard to eaves. Electric radiator.

### **EN-SUITE**

Double glazed window to front with SEA VIEWS. Bath. Hand basin. Low level W.C. Towel rail. Storage cupboard.

### **Outside**

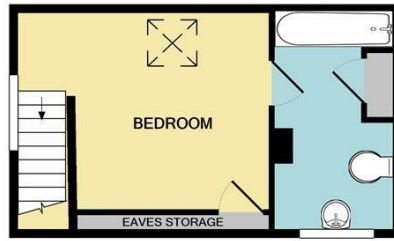
Decked area to front and back.

Please note.

We have been advised by the vendors that the property is FREEHOLD and RESIDENTIAL. Annual management charge for communal areas is approx £700 to include water and drainage. Each property comes with 1/28th share of the management company.. Please confirm all information with your solicitor.

## DUVER ROAD





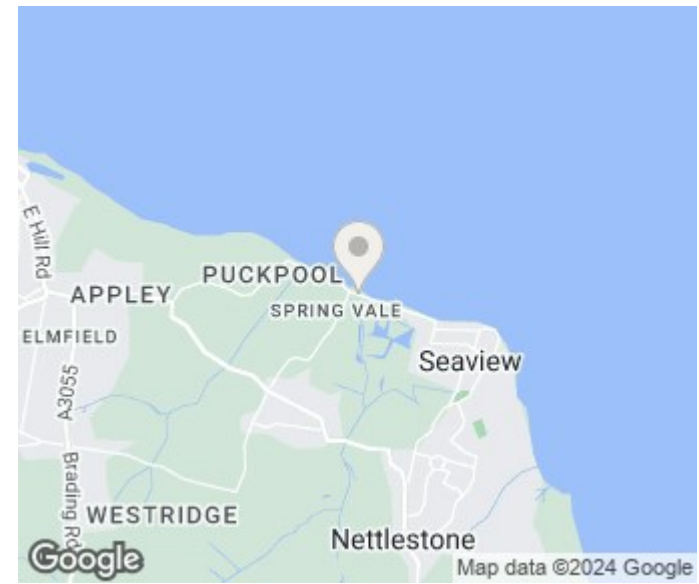
1ST FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements